



STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
COUNCIL ON AFFORDABLE HOUSING  
PETITION APPLICATION



This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section. To use this document electronically, use the TAB KEY to navigate from field to field. Enter data or use the Right Mouse Button to check boxes.

MUNICIPALITY	Raritan	COUNTY	Somerset
COAH REGION	<u>3</u>	PLANNING AREA(S)	PA 1 and 5
SPECIAL RESOURCE AREA(S)	_____		
PREPARER NAME	Jamie Sunyak	TITLE	Planner
EMAIL	Jsunyak@Cmxengineering.Com	PHONE NO.	732-577-9000
ADDRESS	200 State Highway Nine Manalapan, Nj 07726	FAX NO.	732-298-9428
MUNICIPAL HOUSING LIAISON	See Attached Agreement With Bridgewater Twp	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____

Enter the date(s) that COAH granted Substantive Certification or that the Court granted a Judgment of Compliance (JOC) on the Housing Element and Fair Share Plan.

History of Approvals	COAH	JOC	N/A
First Round	_____	_____	<input type="checkbox"/>
Second Round	<u>8/2/2000</u>	_____	<input type="checkbox"/>
Extended Second Round	_____	_____	<input type="checkbox"/>

Does the Petition include any requests for a waiver from COAH Rules? ☐ Yes ☒ No  
If Yes, Please note rule section from which waiver is sought and describe further in a narrative section: \_\_\_\_\_

## FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

Included	On File	Required Documentation/Information
<input checked="" type="checkbox"/>		Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan
<input checked="" type="checkbox"/>		Certified Governing Body Resolution endorsing an adopted Housing Element & Fair Share Plan and either (check appropriate box): <div style="display: flex; justify-content: space-between; padding: 5px;"> <span><input type="checkbox"/> Petitioning</span> <span><input type="checkbox"/> Filing</span> <span><input checked="" type="checkbox"/> Re-petitioning</span> <span><input type="checkbox"/> Amending Certified Plan</span> </div>
<input checked="" type="checkbox"/>		Service List (in the new format required by COAH)
<input checked="" type="checkbox"/>		Adopted Housing Element & Fair Share Plan narrative (including draft and/or adopted ordinances necessary to implement the Plan)
<input type="checkbox"/> <input checked="" type="checkbox"/> N/A		If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4
<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Zoning Ordinance (most recently adopted) <sup>1</sup> Date of Last Amendment: _____ Date of Submission to COAH: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: _____ Date of Submission to COAH: _____
<input type="checkbox"/>	<input type="checkbox"/>	Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list):

### FOR OFFICE USE ONLY

Date Received \_\_\_\_\_ Affidavit of Public Notice \_\_\_\_\_ Date Deemed \_\_\_\_\_  
 Complete/Incomplete \_\_\_\_\_ Reviewer's Initials \_\_\_\_\_

<sup>1</sup> Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

**HOUSING ELEMENT**  
(N.J.A.C. 5:97-2 & N.J.S.A. 40:55D-1 et seq.)

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1. The plan includes an inventory of the municipality's housing stock by<sup>1</sup>:

- ☒ Age;
- ☒ Condition;
- ☒ Purchase or rental value;
- ☒ Occupancy characteristics; and
- ☒ Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated

☒ Yes, Page Number: 3-6      ☐ No (incomplete)

2. The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to<sup>2</sup>:

- ☒ Population trends
- ☒ Household size and type
- ☒ Age characteristics
- ☒ Income level
- ☒ Employment status of **residents**

☒ Yes, Page Number: 3-13      ☐ No (incomplete)

3. The plan provides an analysis of existing and future employment characteristics of the **municipality**, including but not limited to<sup>3</sup>:

- ☒ Most recently available in-place employment by industry sectors and number of persons employed;
- ☒ Most recently available employment trends; and
- ☒ Employment outlook

☒ Yes, Page Number: 9-13      ☐ No (incomplete)

4. The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections.  
AND

The analysis covers the following:

- ☒ The availability of existing and planned infrastructure;
- ☒ The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality;
- ☒ Anticipated land use patterns;
- ☒ Municipal economic development policies;
- ☒ Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints; and
- ☒ Existing or planned measures to address these constraints.

☒ Yes, Page Number: 14-16      ☐ No (incomplete)

5. The plan includes a consideration of lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

☒ Yes, Page Number: 14-16      ☐ No (incomplete)

6. The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).

☐ Yes, Page Number: \_\_\_\_\_      ☒ No (go to 6a)

- 6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5:97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes (go to 7 and 8)      ☒ No (go to 6b)

- 6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5:97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).

☒ Yes, Page Number: 14-16      ☐ No

7. If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

- ☐ Number of units for which certificates of occupancy were issued since January 1, 2004;
- ☐ Pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and
- ☐ The worksheet for determining a higher residential growth projection provided by COAH. (Worksheets are available at [www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html](http://www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html))

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

8. If the municipality anticipates higher employment projections than provided by COAH in Appendix F, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development:

- ☐ Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
- ☐ Square footage of pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued;
- ☐ Demolition permits issued and projected for previously occupied non-residential space; and
- ☐ The worksheet for determining a higher non-residential growth projection provided by COAH.

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

9. The plan addresses the municipality's :

- ☒ Rehabilitation share (from Appendix B);
- ☒ Prior round obligation (from Appendix C); and
- ☒ Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

☒ Yes, Page Number: 19-20      ☐ No (incomplete)

10. If applicable, the plan includes status of the municipality's application for plan endorsement from the State Planning Commission.

☐ Yes, Page Number: \_\_\_\_\_      ☐ No (incomplete)      ☒ Not Applicable

Petition date: \_\_\_\_\_      Endorsement date: \_\_\_\_\_

<sup>1</sup> Information available through the U.S. Census Bureau at

[http://factfinder.census.gov/servlet/ACSSAFFHousing?\\_sse=on&\\_submenuId=housing\\_0](http://factfinder.census.gov/servlet/ACSSAFFHousing?_sse=on&_submenuId=housing_0)

<sup>2</sup> Information available through the U.S. Census Bureau at <http://factfinder.census.gov/home/saff/main.html>.

<sup>3</sup> Information available through the New Jersey Department of labor at

<http://www.wnjin.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

## FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

### Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the "need" column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the "Need" column.

Line		Need
1	<input type="radio"/> Rehabilitation Share (From N.J.A.C. 5:97 Appendix B) <b>OR</b>	<u>44</u>
2	<input type="radio"/> Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit _____.)	_____
		Need
3	<input type="radio"/> Prior Round (1987-1999) Affordable Housing Obligation (From N.J.A.C. 5:97 Appendix C)	<u>167</u>
	<input type="radio"/> Prior Round Adjustments:	
	<input type="radio"/> 20% Cap Adjustment	_____
	<input type="radio"/> 1000 Unit Cap Adjustment	_____
4	Total Prior Round Adjustments	_____
5	<b>Adjusted Prior Round Obligation:</b> (Number in Appendix C <b>minus</b> Total Prior Round Adjustment(s))	_____
	<input type="radio"/> Prior Round Vacant Land Adjustment (Unmet Need)	<u>58</u>
6	Realistic Development Potential(RDP) <sup>1</sup>	<u>24</u>

<sup>1</sup> RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment

## Determining the Growth Share Obligation

All municipalities must complete the "COAH projections" table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:

[www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html](http://www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html).

The applicable workbook has been completed and is attach to this application as Exhibit A.

### Line      ○ *Required 2004-2018 COAH Projections and Resulting Projected Growth Share*

Household Growth (From Appendix F)	_____	Employment Growth (From Appendix F)	_____
Household Growth After Exclusions (From Workbook A)	_____	Employment Growth After Exclusions (From Workbook A)	_____
Residential Obligation (From Workbook A)	_____	Non-Residential Obligation (From Workbook A)	_____
7	Total 2004-2018 Growth Share Obligation		_____

### ○ *Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share*

Household Growth After Exclusions (From Workbook B)	_____	Employment Growth After Exclusions (From Workbook B)	_____
Residential Obligation (From Workbook B)	_____	Non-Residential Obligation (From Workbook B)	_____
8	Total 2004-2018 Projected Growth Share Obligation		_____

### ○ *Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share*

Household Growth After Exclusions (From Workbook C)	<u>111</u>	Employment Growth After Exclusions (From Workbook C)	<u>128</u>
Residential Obligation (From Workbook C)	<u>88.00</u>	Non-Residential Obligation (From Workbook C)	<u>-111.00</u>
9	Total 2004-2018 Growth Share Obligation		<u>88.00</u>
10	<b>Total Fair Share Obligation</b> (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9)		<u>156</u>



## Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	<u>Completed</u>	<u>Proposed</u>	<u>Total</u>
<b>Rehabilitation Share</b>			
<i>Less: Rehabilitation Credits</i>	<u>11</u>		<u>          </u>
Rehab Program(s)		<u>33</u>	<u>          </u>
<b>Remaining Rehabilitation Share</b>			<u>0</u>
<b>Prior Round (1987-1999 New Construction) Obligation</b>			<u>167</u>
<i>Less: Vacant Land Adjustment (If Applicable)</i>			
<i>(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):</i>			
Unmet Need			<u>58</u>
RDP			<u>24</u>
<b>Mechanisms addressing Prior Round</b>			
Prior Cycle Credits (1980 to 1986)			
Credits without Controls			
Inclusionary Development/Redevelopment	<u>42</u>		<u>42</u>
100% Affordable Units	<u>24</u>		<u>24</u>
Accessory Apartments			
Market-to-Affordable			
Supportive & Special Needs	<u>9</u>		<u>9</u>
Assisted Living			
RCA Units previously approved			
Other	<u>6</u>		<u>6</u>
Prior Round Bonuses			
<b>Remaining Prior Round Obligation</b>			<u>0</u>
<b>Third Round Projected Growth Share Obligation</b>			<u>88</u>
<i>Less: Mechanisms addressing Growth Share</i>			
Inclusionary Zoning	<u>42</u>		<u>42</u>
Redevelopment			
100% Affordable Development			
Accessory Apartments			
Market-to-Affordable Units			
Supportive & Special Need Units	<u>12</u>		<u>12</u>
Assisted Living: post-1986 Units			
Other Credits			
Compliance Bonuses	<u>32</u>		<u>32</u>
Smart Growth Bonuses			
Redevelopment Bonuses			
Rental Bonuses			
<b>Growth Share Total</b>			<u>86</u>
<b>Remaining (Obligation) or Surplus</b>			<u>2</u>

## PARAMETERS<sup>1</sup>

<b><u>Prior Round 1987-1999</u></b>			
RCA Maximum	_____	RCAs Included	_____
Age-Restricted Maximum	12	Age-Restricted Units Included	14
Rental Minimum	6	Rental Units Included	36

<b><u>Growth Share 1999-2018</u></b>			
Age-Restricted Maximum	22	Age-Restricted Units Included	32
Rental Minimum	22	Rental Units Included	22
Family Minimum	44	Family Units Included	22
Very Low-Income Minimum <sup>2</sup>	12	Very Low-Income Units Included	_____

<sup>1</sup> Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

<sup>2</sup> Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

## Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at [www.nj.gov/dca/affiliates/coah/resources/checklists.html](http://www.nj.gov/dca/affiliates/coah/resources/checklists.html).

**Table 1. Projects and/or units addressing the Rehabilitation Share**

Project/Program Name	Proposed (use Checklists) or Completed (use <u>Rehabilitation Unit Survey Form</u> )	Rental, Owner Occupied or <u>Both</u>	Checklist or Form Appendix Location <sup>1</sup>
1. <u>County Progra</u>	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Number Addressing Rental Obligation)	Number Subject to Age- Restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
1. Woolen Mill Site	<u>Inclusionary Zoning</u>	<u>Completed</u>	<u>12</u>	<u>12</u>	—	<i>Will complete as CTM</i>
2. Supportive Needs Housing	<u>Alternative Living</u>	<u>Completed</u>	<u>9</u>	—	—	"
3. IRD-2 Ortho Site	<u>Inclusionary Zoning</u>	<u>Completed</u>	<u>8</u>	—	—	"
4. Thompson Street	<u>Buy Down</u>	<u>Completed</u>	<u>3</u>	—	—	"
5. Tillman Street	<u>Buy Down</u>	<u>Completed</u>	<u>5</u>	—	—	"
6. Cardinal Woods	—	<u>Completed</u>	<u>24</u>	—	—	"
7. Federal Steel	<u>Inclusionary Zoning</u>	<u>Proposed</u>	<u>14</u>	—	<u>14</u>	"
8. —	—	—	—	—	—	—
9. —	—	—	—	—	—	—
10. —	—	—	—	—	—	—
11. —	—	—	—	—	—	—
12. —	—	—	—	—	—	—
13. —	—	—	—	—	—	—
14. —	—	—	—	—	—	—
15. —	—	—	—	—	—	—
Subtotal from any additional pages used						—
Total units (proposed and completed)						<u>75</u>
Total rental						<u>12</u>
Total age-restricted						<u>14</u>
Total very-low						—
Total bonuses						<u>6</u>

Please add additional sheets as necessary.

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 3. Programs, Projects and/or Units Addressing the Third Round.

Project Name	Mechanism or Bonus Type	Proposed (use checklist(s) or Completed (use Project/Unit Program Information Form)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply	Units Addressing Rental Obligation	Units Addressing Family Obligation	Units Subject to Age- restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
16. Willow Walk	Site Specific Zoning	<u>Proposed</u>	<u>32</u>			<u>32</u>	
17. Ird-4	Site Specific Zoning	<u>Completed</u>	<u>10</u>		<u>10</u>		
18. Alternatives	Special Needs	<u>Completed</u>	<u>4</u>	<u>4</u>	<u>4</u>		
19. Alternatives	Special Needs	<u>Completed</u>	<u>5</u>	<u>5</u>	<u>5</u>		
20. Community Options	Special Needs	<u>Completed</u>	<u>3</u>	<u>3</u>	<u>3</u>		
21.							
22.							
23.							
24.							
25.							
26.							
27.							
28.							
29.							
30.							

**Subtotal from any additional pages used**

**Total units (proposed and completed)**

Total family units	<u>22</u>	Total rental units	<u>22</u>
Total age-restricted units	<u>32</u>	Total family rental units	<u>22</u>
Total Supportive/Special Needs units		Total very-low units	
Total Special Needs bedrooms	<u>12</u>	Total bonuses	<u>32</u>

**Please add additional sheets as necessary.**

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.

**AFFORDABLE HOUSING TRUST FUND (N.J.A.C. 5:97-8)**

1. Does the municipality have an affordable housing trust fund account? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.)

☒ Yes, Bank Name TD

(Choose account type) ☒ Separate interest-bearing account

☐ State of New Jersey cash management fund

☐ No (Skip to the Affordable Housing Ordinance section)

2. Has an escrow agreement been executed? ☒ Yes ☐ No  
(If no, petition is incomplete. Submit an executed escrow agreement.)

3. Is all trust fund monitoring up-to-date as of December 31, 2007? ☒ Yes ☐ No  
(If no, petition is incomplete. Submit an updated trust fund monitoring report.)

**DEVELOPMENT FEE ORDINANCES (N.J.A.C. 5:97-8.3)**

1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees)

☒ Yes,

☐ Adopted OR ☐ Proposed

☐ No Skip to the next category; Payments-in-Lieu

2. If adopted, specify date of COAH/Court approval here: \_\_\_\_\_

- Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?

☐ Yes, Ordinance Number. \_\_\_\_\_ Adopted on<sup>1</sup> \_\_\_\_\_

☒ No (Skip to the next category; Payments-in-Lieu)

- If yes, is the amended ordinance included with your petition?

☐ Yes

☐ No, (Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance)

3. Does the ordinance follow the ordinance model **updated September 2008** and available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)? If yes, skip to question 5.

☒ Yes ☐ No

4. If the answer to 3. above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:

**Information and Documentation**

The ordinance imposes a residential development fee of \_\_\_\_% and a Non-residential fee of 2.5%

- ☐ A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);
- ☐ A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)
- ☐ A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)
- ☐ A description of collection procedures per N.J.A.C. 5:97-8.3(f)
- ☐ A description of development fee appeals per N.J.A.C. 5:97-8.3(g)
- ☐ A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)
- ☐ If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court
5. Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (**Note: must be at least 30 percent of all development fees plus interest**)?
- ☐ Yes (Specify actual or anticipated amount) \$ \_\_\_\_\_
- ☐ No **Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)**
- If yes, what kind of assistance is offered?

---

---

---

- Has an affordability assistance program manual been submitted? ☐ Yes ☐ No

<sup>1</sup> Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.

**PAYMENTS-IN-LIEU OF CONSTRUCTING AFFORDABLE UNITS ON  
SITE (N.J.A.C. 5:97-8.4)**

1. Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?  
☐ Yes ☒ No (**Skip to the next category; Barrier Free Escrow**)
2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (**Optional**)  
☐ Yes (**attach applicable checklist**)  
☐ No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)
3. Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (**Optional**)  
☐ Yes (indicate ordinance section) \_\_\_\_\_  
☐ No

**BARRIER FREE ESCROW/OTHER FUNDS (N.J.A.C. 5:97-8.5/8.6)**

1. Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?  
☐ Yes ☒ No
2. Does the municipality anticipate collecting any other funds for affordable housing activities?  
☐ Yes (specify funding source and amount) \_\_\_\_\_  
☒ No



### SPENDING PLANS (N.J.A.C. 5:97-8.10)

1. Does the petition include a Spending Plan? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.)  
☒ Yes      ☐ No
2. Does the Spending Plan follow the Spending Plan model **updated October 2008** and available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)? If yes, skip to next section - Affordable Housing Ordinance.  
☒ Yes      ☐ No
3. If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:

#### Information and Documentation

- ☐ A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
- ☐ A projection of revenues anticipated from other sources (specify source(s) and amount(s));
- ☐ A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- ☐ A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;
- ☐ A schedule for the expenditure of all affordable housing trust funds;
- ☐ A schedule for the creation or rehabilitation of housing units;
- ☐ If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
- ☐ If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
- ☐ The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
- ☐ A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and
- ☐ If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

## **AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.1 et seq.)**

1. Does the Fair Share Plan include an Affordable Housing Ordinance?  
☐ Yes      ☒ No
2. Does the ordinance follow the ordinance model available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)?      ☐ Yes      ☐ No
3. If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.

### **Required Information and Documentation**

- ☐ Affordability controls — *See Enclosed Ordinance — Article XVIII*
- ☐ Bedroom distribution *Pages 191-217*
- ☐ Low/moderate-income split and bedroom distribution
- ☐ Accessible townhouse units
- ☐ Sale and rental pricing
- ☐ Municipal Housing Liaison
- ☐ Administrative Agent
- ☐ Reference to the Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

## **AFFORDABLE HOUSING ADMINISTRATION (As Applicable)**

Items that must be submitted with the petition:

- ☐ Governing body resolution designating a municipal housing liaison (COAH must approve) — *See Attached Letter - Interlocal Agreement with*

Items that must be submitted prior to COAH's grant of Substantive Certification:

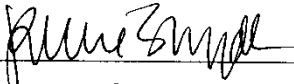
- ☐ Operating manual for rehabilitation program
- ☐ Operating manual for affordability assistance
- ☐ Operating manual for an Accessory Apartment program
- ☐ Operating manual for a Market-to-Affordable program
- ☐ COAH approved administrative agent if municipal wide

Items that must be submitted prior to any time prior to marketing completed units:

- ☐ COAH approved administrative agent(s) is project specific
- ☐ Operating manual for sale units
- ☐ Operating manual for rental units
- ☐ Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

## CERTIFICATION

I, Jamie Sunyak, have prepared this petition application for substantive certification on behalf of Raritan Borough. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.

 12.29.08  
Signature of Preparer (affix seal if applicable) Date

Planner  
Title

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

---

## **Narrative Section**

---

---

---

---

## **Summary of Adjusted Growth Share Projection Based On Land Capacity**

**(Introduction to Workbook C)**

**Municipality Name: Raritan Borough (Somerset)**

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.

[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)

[Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

### **Summary Of Worksheet Comparison**

	<b>COAH Projected Growth Share (From Worksheet A)</b>	<b>Growth Share Based on Municipal Capacity (From Worksheet C)</b>
Residential Growth	273	551
Residential Exclusions	111	111
Net Residential Growth	154	440
Residential Growth Share	30.79	87.98
Non-Residential Growth	2,367	17
Non-Residential Exclusions	128	128
Net Non- Residential Growth	2,239	-111
Non-Residential Growth Share	139.94	0.00
Total Growth Share	171	88

**The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 87.98 plus a Non-residential Growth Share of 0 for a total Growth Share Obligation of 88 affordable units**

**Growth Projection Adjustment - Actual Growth**  
**Municipality Name: Raritan Borough (Somerset)**

<b>Actual Growth 01/01/04 to Present</b>					
Residential COs Issued	511				
		Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued	Jobs/1,000 SF	Total Jobs
Non-residential CO's by Use Group					
B				2.8	0.00
M				1.7	0.00
F				1.2	0.00
S				1.0	0.00
H				1.6	0.00
A1				1.6	0.00
A2				3.2	0.00
A3				1.6	0.00
A4				3.4	0.00
A5				2.6	0.00
E				0.0	0.00
I		6400		2.6	16.64
R1				1.7	0.00
<b>Total</b>		<b>6400</b>	<b>0</b>		<b>17</b>

[Return to Growth Projection Adjustment Summary Screen](#)  
[Proceed to Inventory of Vacant Residential Land](#)  
[Proceed to Inventory of Non-residential Land](#)

# Raritan Borough (Somerset) Growth Projection Adjustment - Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
2	8	501 VANDERVEER RD	ORTHO PHARMAC	1	n	y		0.994	0.98		0.00	8.00	0.00
2	16.A	VANDERVEER ROAD	ORTHO PHARMAC	1	n	y		8.378	5.22		3.16	8.00	25.26
3	22	SOMERVILLE AVE	MEHALICK, J & P.	1	n	y		0.355	0.00		0.35	8.00	2.84
5	2	SOMERVILLE AVE	FISCHEIT, JR, AL	1	n	y		0.182	0.00		0.18	8.00	1.46
12	2	ELIZABETH AVE	CUGLIARI, MARY	1	n	y		0.333	0.00		0.33	8.00	2.66
15	7	708 PLAINFIELD AVE	FRANCHINO, CHA	1	n	y		0.168	0.00		0.17	8.00	1.34
41	9.01	BELL AVENUE	THAYER R, SPINEI	1	n	y		0.170	0.00		0.17	8.00	1.36
49	9	112 SHERMAN AVE	HABERIN, JOSEPH	1	n	y		0.174	0.00		0.17	8.00	1.39
56	9	RAILROAD AVE	MENCARONI, P &	1	n	y		0.137	0.00		0.14	8.00	1.10
98	7.03	CODINGTON ST	GRZEBYK, ANTHON	1	n	y		0.146	0.00		0.15	8.00	1.17
116.01	24.02	13 GLASER AVE.	O'BRIEN, GERALD	1	n	y		0.169	0.00		0.17	8.00	1.35
117	4	BET. CANAL & RIVER	HUNT W F JR & D	1	n	y		8.492	8.492		0.00	8.00	0.00

[Click Here to Return to Workbook C Summary](#)

[Click Here to Proceed to Non-residential Parcel Inventory and Capacity Analysis](#)

\* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

[Add More sheets](#)

Subtotal This Page 39.93  
Subtotal Page 2 0.00  
Subtotal Page 3 0.00  
Subtotal Page 4 0.00  
Subtotal All Pages 0.00  
**Grand Total 39.93**

Raritan Borough (Somerset) Growth Projection Adjustment - Non-Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Jobs/Ac)	Capacity (Jobs)
117	3	OLD YORK RD	HUNT W F JR & D	1	n	y		1.23	1.23		0.00	80.00	0.00

[Click Here to Return to Workbook C Summary](#)

[Click Here to Proceed to Residential Parcel Inventory and Capacity Analysis](#)

[Add More Sheets](#)

\* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Subtotal This Page 0.00  
 Subtotal Page 2 0.00  
 Subtotal Page 3 0.00  
 Subtotal Page 4 0.00  
**Grand Total 0**



**Worksheet A: Growth Share Determination Using Published Data**  
(Appendix F(2), *Allocating Growth To Municipalities*)

**COAH Growth Projections**

**Must be used in all submissions**

**Municipality Name: Raritan Borough (Somerset)**

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	273	2,367
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	<a href="#">Click Here to enter Prior Round Exclusions</a>	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	34	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	9	
Market Units in Prior Round Inclusionary development built post 1/1/04	68	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b)		
Affordable units	8	
Associated Jobs		128
4 Net Growth Projection	154	2,239
Projected Growth Share (Conversion to Affordable Units	30.79	139.94
5 Divide HH by 5 and Jobs by 16)	Affordable Units	Affordable Units
6 Total Projected Growth Share Obligation		171 Affordable Units

[Click Here to return to Workbook C Summary](#)

\* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality

## Affordable and Market-Rate Units Excluded from Growth

**Municipality Name: Raritan Borough (Somerset)**

**Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04**

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	9
<b>Total</b>	<b>9</b>

### Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04

**N.J.A.C. 5:97-2.4(a)**

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
Raritan Town Center	Y	256	244	12	68
Thompson Street	Y	3		3	0
Tillman (Federal Steel)	Y	14		14	0
Tillman	N	5		5	0
		0			0
<b>Total</b>		<b>278</b>	<b>244</b>	<b>34</b>	<b>68</b>

### Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

**N.J.A.C. 5:97-2.4(b)**

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
IRD-2	8	128
		0
		0
		0
<b>Total</b>	<b>8</b>	<b>128</b>

When finished, click here to return to Worksheet A

---

## ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

(Submit separate checklist for each site or zone)

---

### General Description

Municipality/County: Raritan/Somerset

Project Name/Zoning Designation: Willow Walk

Block(s) and Lot(s): Block 31, Lots 14, 6 and 7

Total acreage: 25

Proposed density (units/gross acre): 16

Affordable Units Proposed: 46

Family: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Very low-income units: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Age-Restricted: 46

Sale: \_\_\_\_\_

Rental: 46

Market-Rate Units Anticipated: 376

Non-Residential Development Anticipated (in square feet), if applicable: \_\_\_\_\_

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

#### Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: 32

Date inclusionary zoning adopted: 00/2006 Date development approvals granted: 00/2007

---

---

**Information and Documentation Required with Petition**

*See Attached  
Supplemental  
Information*

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☐ in lieu of submitting forms.)
- ☐ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

**A general description of the site or zone, including:**

- ☐ Name and address of owner
- ☐ Name and address of developer(s)
- ☐ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Previous zoning designation and date previous zoning was adopted
- ☐ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas

- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

---



---



---



---

<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

## Willow Walk Supplemental Information

- **Project/Program Information Form** will be completed by the Affordable Housing Liaison as part of the monitoring process.
- **Draft or Adopted Zoning or Land Use Ordinance** submission is not applicable. The project was approved by the Planning Board, with affordable housing included as a component of the inclusionary development.
- **Copies of all decisions made on application for affordable housing- Resolution of Approval** is attached.

If payments in lieu of on-site construction of the affordable units is an option, submit: Not Applicable

### **General Description of the Site:**

- **Owner:** ATA
- **Developer:** same
- **Street Location:** Route 202 and Johnson Drive
- **Urban Center/Workforce Housing Census Tract:** Not Applicable
- **Previous Zoning Designation:** Not Applicable
- **Current Zoning:** PACD
- **Changes to Bulk Standards to accommodate proposed densities:** Not Applicable
- **Tax Map showing location of Site:** see submitted Tax Maps.

### **Description of Site Suitability:**

- **Surrounding Land Uses:** Residential to the east, Commercial/Mixed Residential to the north, pharmaceutical to the west, NJ Transit rail line to the south.
- **Demonstration of street access:** see attached tax maps.
- **Planning Area:** Planning Area 1
- **Existing Water and Sewer:** site is served by existing public infrastructure.

### **Description of Environmental Constraints:**

- **Wetlands and buffers:** There are no wetlands found on the site.
- **Steep Slopes:** Not Applicable
- **Flood Plains:** Not Applicable
- **Stream Classification and Buffer:** Not Applicable
- **Critical Environmental Site:** Not Applicable
- **Historic or Architecturally Important Site/District:** Not Applicable
- **Contaminated Site:** Site is undergoing environmental clean up.
- **Quantification of Buildable and Non-Buildable Acreage:** Not Applicable

### **Agreement with Developers or Approval for Development:**

- **Number, Tenure and Type of Units:** 422 senior rental, 46 affordable senior rental
- **Compliance with NJAC 5:97-9 and UHAC:** Not Applicable at this time
- **Coordination with Municipal Housing Liaison:** Not Applicable at this time

### **Information and Documentation Required Prior to Marketing the Completed Units:**

- **Resolution or contract with Administrative Agent;/Description of Programs and Operating Manual/Affirmative Marketing Plan:** Borough will contract with Affordable Housing Administrator to oversee COAH compliance of affordable housing units, including income qualification, marketing and all other UHAC requirements.

**RESOLUTION NO. \_\_\_\_\_**  
**BOROUGH OF RARITAN**  
**COUNTY OF SOMERSET**  
**STATE OF NEW JERSEY**

**RESOLUTION MEMORIALIZING GRANT OF PRELIMINARY SITE PLAN  
APPROVAL TO ATA DEVELOPERS, INC. FOR WILLOW WALK ACTIVE ADULT  
COMMUNITY AT PROPERTY KNOWN AS BLOCK 34, LOTS 6, 7 & 14**

WHEREAS, ATA Developers, Inc., ("Applicant") applied to the Borough of Raritan Planning Board ("Board") for preliminary site plan approval for an age-restricted community to include apartments and single-family units, a clubhouse and pool and related site improvements on property known as Block 34, Lots 6, 7 & 14 on the Borough of Raritan tax maps ("the Property"); and,

WHEREAS, the Board conducted public hearings on the application on July 27, 2005, August 25, 2005 and September 28, 2005; and,

WHEREAS, the following individuals appeared in connection with the application: Robert Smith, Esq.; Larry Katz, Ph.D., environmental expert; Edward Potenta, noise expert; F. Mitchel Ardman, P.E., P.P., site engineer; William Feinberg, architect; John Chadwick, P.P., planner; Michael Sommer, Premier Homes, Applicant's representative; Harold Maltz, P.E., traffic engineer; and,

WHEREAS, all jurisdictional requirements have been met; and,

WHEREAS, the Board, having reviewed the plans, application and testimony presented on behalf of the Applicant, and having consulted with the Board's professionals and reviewed the reports of the Board's professionals, and having heard the questions and comments from the public, makes the following findings of fact and conclusions of law:

1. The Board has jurisdiction to hear the application.
2. The following exhibits were marked at the hearings:
  - A-1 Colorized architectural drawings of the "Berkeley" model;
  - A-2 Colorized architectural drawing of the "Danbury" model;
  - A-3 Colorized architectural drawing of the "Exeter" model;
  - A-4 Colorized renderings of site plan and landscaping plan;
  - A-5 Ecol-Sciences 7/26/05 letter;
  - A-6 Floor plans for proposed buildings 7, 8 and 9;

- A-7 Elevations for proposed buildings 1, 7, 8 and 9;
- A-8 Floor plans for proposed buildings 4, 5 & 6;
- A-9 Floor plan for proposed building 2;
- A-10 Floor plan for proposed building 3 - affordable housing;
- A-11 Floor plans and elevations for clubhouse;
- A-12 Elevations for gate house;
- A-13 Floor plans for \_\_\_\_\_.

3. The Applicant is proposing the construction of an age-restricted housing development on the former Federal Steel site. The site fronts on Route 22 and is bounded to the rear by N.J. Transit. The remains of the Federal Steel facility are located at the center of the Property.

4. The project will consist of 422 nits. There will be 40 single-family residences and 382 multi-family condominium units. As there will only be 40 single-family units, the developer will be sensitive to ensuring a varied mix of housing models. All of the units will be sale units, with the exception of the affordable units, which will be rentals. The Applicant originally planned to build 42 affordable housing units. Pursuant to the Borough's COAH growth share obligation, 46 units are now required, and the Applicant agreed to build 46 units.

5. The average market price for the apartments is expected to be \$285,000 and the single-family price is expected to be \$300,000 and up.

6. The property will be accessed from Route 22 through a gated boulevard entrance. Tillman Street will be used as an emergency access only. The internal roadways will have block curbs not concrete curbs as originally proposed by the Applicant.

7. The storm water management system will include wet retention ponds with fountains. Storm drains will be installed leading to the basins. An overflow pipe will pipe water to Tillman Street. Landscaping will consist of street trees, and there will be substantial shrubs, trees and flowering trees as part of the building planting plan. Island areas with benches will also be installed. The Property has sewer and water utility connections available.

8. A homeowner's association will maintain the landscaping, private roads, retention ponds, recreation facilities, garbage disposal and removal, private sewer lines and the sound wall.

9. The affordable housing units will be located in one building in the southwest corner of the site. As these will be rental units, it would be difficult to manage these if they were scattered throughout the site.



10. The access drive permit application has been submitted to NJDOT. A sign will be located at the access road and Route 202. This will be a double faced sign.

11. The multi-family units will have parking under the units as well as surface parking. There will be elevators in the building to reach the parking.

12. The Residential Site Improvement Standards (RSIS) do not have specific parking standards for age-restricted condominiums. The Applicant's engineer testified that 1.5 spaces per bedroom is a reasonable standard as the RSIS standard for a two (2) bedroom unit is two spaces, the standard for a one (1) bedroom unit is 1.8 spaces, and the standard for a high rise is 1.3 spaces per unit. The Applicant will follow-up with the Department of Community Affairs (DCA) to determine if either a waiver or a deminius exception from the RSIS is required for the number of parking spaces required.

13. Trash disposal in the multi-family units will be handled through a trash chute located on each floor. The trash will be deposited in the receptacles on the ground floor and then removed.

14. After comments and concerns raised by property owners along Tillman Street, whose backyards border the Property, the Applicant agreed to install evergreen plantings and a board-on-board fence along the shared property line. The Applicant will submit a planting plan to be approved by the Borough's Engineer and Planner.

15. After comments and concerns expressed by property owners along Tillman Street, First Avenue and other neighboring areas, the Applicant agreed to restrict the Tillman Street access to emergency use only. Of primary concern with having Tillman Street as an access road was the increase in traffic this would place at the Tillman Street-First Avenue intersection, which intersection has limited sight distance. The Applicant will be permitted to use the Tillman Street access during construction, but only for light-duty trucks.

16. Dr. Katz testified that environmental tests had been performed in the past by prior owners. No Further Action letters have been issued by NJDEP. These noted that any remaining contamination was small and could remain. Dr. Katz was requested by the Applicant as the new owner to review the situation and follow-up with NJDEP so that the Applicant, as the purchaser, would not be responsible for any environmental problems that may, in fact, exist. Dr. Katz located certain areas of concern that required remediation. His firm performed a Phase II investigation, which identified 18 areas of concern. Of those areas, 11 required further investigation. They found ground water contamination with chlorinated solvents coming from an off-site source to the west and are looking to see if some contaminated water is originally from an on-site source. The DEP guidelines are stricter now than they were in 1997 when the site was last tested. Some of the contamination is metals and contamination from the railroad. The Applicant will file a remedial action work plan for DEP approval identifying the areas of contamination and how the Applicant plans to delineate and remediate and remove the contamination.

17. The biggest area of ground water contamination is located on the southeastern portion of the Property. There is no contamination on the west side of the Property. Dr. Katz

found some metals and base neutral compounds that will be removed, and the surrounding area will be tested. He testified that he expected to find more contamination than he actually did, and they sampled every area on the site. The ground water they are finding is in the bedrock, about 40 ft. below ground level.

18. Dr. Katz indicated that the well located below the sewer line has low levels of TCE and PCE. They are also seeing vinyl chloride, which is the last stage of PCE, indicating that the PCE has been present for some time.

19. The site must be cleaned to NJDEP residential standards. If there is contamination in a nonresidential portion, the Applicant can apply to NJDEP to obtain a deed notice to cap a portion of the site. The sewer line will be removed or sealed per NJDEP requirements.

20. Edward Potenta evaluated the noise impacts of the rail yard and Route 202 on the site. He looked at the noise control standards, but the highway and rail yard are exempt from state regulations. The goal is to make this an acceptable residential environment. First, he measured the ambient noise levels at the nearest location to the train tracks and also at the nearest location at the highway. He tested at 12-2:00 AM, 4-6:00 AM, 3-4:00 AM and 6-7:00 AM. The reason he selected those hours is because the trains stack up overnight. Most leave between 6-7:00 AM. In order to establish a baseline, a reference of what an acceptable residential noise standard would be, he looked at federal highway noise standards and HUD standards for noise for housing using HUD financing. The HUD standard is 65 decibels or lower. If the noise level is above 65, but less than 75, the building must be constructed to keep noise out. The acceptable level is 45. This level is achieved by enhancing the wall construction of the buildings. The intention is to achieve 65 or less on the outside and 45 or less on the inside. The DOT regulation for the highway is 67 decibels at peak hours. The interior standard is 52. He found 70 decibels along the multi-family dwellings and 67 along the highway.

21. The Applicant intends to use the HUD calculations to establish acceptable noise levels. To achieve these, Mr. Potenta is proposing a 30' high sound wall/fence that will have panel construction. This fence will allow the site to meet the 65 decibel level. The main train activity is at the south west end of the Property where the train engines idle. Mr. Potenta explained that the noise south of the train tracks will not be increased because of the wall as noise does not reflect off the wall. The noise may increase by one decibel. They are trying to design a development that will eliminate noise complaints from the residents. He is recommending that buildings 2, 3, 4, 5 and 6, that are within 750 feet of the rear yard, have attenuation on the building walls. The proposed sound wall allows the building attenuation to not be so complex, and cuts down on the noise in the recreation areas. With the materials and products on the market today, they can effectively reduce the noise. They may be able to reduce sound further by using certain types of glass in the windows that will face the railroad tracks; especially those on higher floors. Board engineer Stanley Schrek requested that Mr. Potenta provide a written sound report and the fence manufacturer's information. Also, the projected location of the fence must be provided to the Board. The Applicant will obtain approval from the railroad to access the fence on their property should future maintenance be required.

22. After reviewing the acoustical report provided by Mr. Potenta, the Board engineer indicated that the data indicates there would not be an impact on the residents south of the railroad by the erection of the sound wall. Mr. Potenta indicated that even if the proposed wall were reflective, which it is not, it would have an effect of only .45 decibels on Johnson Drive, which is imperceptible.

23. The Applicant's architect, Wm. Feinberg, presented floor plans for the condominium units. (A-6 to A-13). Buildings 1, 7 and 9 will have a lobby area, stair tower and common hallway. There are different layouts on the second to fourth floors depending on the square footage. The front elevation is the same for all of the condominium buildings. There are copper roofs and double hung windows. The buildings will have a very luxurious look, and match the single family homes styles. Most of the condominium units will have two bedrooms. All units have walk-in closets. Buildings 4, 5, and 6 are similar to the other buildings but with different square footage layouts. Building 3 will house the Mt. Laurel (affordable) units. The building will be expanded to include the six extra units required by the Borough Council. The clubhouse will have a similar look to the condominiums and homes.

24. The parking spaces in the underground parking area of each building will be numbered to designate one for each unit as per Mr. Schrek's request. The entire building will have sprinkler systems in accordance with the NJ fire laws.

25. Planner John Chadwick testified as to the COAH units. The units will all be rentals. In order to manage the rentals, all units should be located in one building and not be spread throughout the site. These units will be managed by the Bridgewater COAH office with whom the Borough has a contract or by some other third party entity. The average rental will be approximately \$800 with a \$125 downward or upward swing depending on salary.

26. The Board expressed concern based on recent lawsuits against other municipalities, that the project would not be occupied by residents over 55 years of age. The Applicant agreed to execute an age-compliance affidavit indicating that all units would be marketed to and occupied by individuals 55 and over.

NOW, THEREFORE, Be it Resolved, by the Planning Board of the Borough of Raritan, County of Somerset, State of New Jersey, that the application of ATA Developers, Inc. for preliminary site plan approval for an age-restricted community to include apartments and single-family units, a clubhouse and a pool and related site improvements on property known as Block 34, Lots 6, 7 & 14 on the Borough of Raritan tax maps, is hereby approved, subject to the Applicant's express adherence to the following terms and conditions:

1. Submission of revised plans and construction of the units and improvements in conformance with the findings of fact set forth above. The plans shall include a notation that the Tillman Street access is limited to emergency use only and that during construction, access will be limited to light-duty trucks.

2. Review and approval of landscaping plans by the Borough/Board Planner and Engineer.
3. Submission of homeowner association documents to the Board and Board professionals. Said documents shall provide that the homeowner's association will maintain landscaping, private roads, retention ponds, recreation facilities, garbage disposal and removal, private sewer lines and the sound wall.
4. Compliance with Borough regulations pertaining to management of affordable housing units.
5. Issuance of a determination by the Department of Community Affairs as to a deminimus exception or a waiver from the RSIS parking standards.
6. Approval by the Board of a variance for the sound wall location and height.
7. Submission of detailed specifications of the sound wall to the Borough/Board engineer, including absorptive capabilities, and approval of same by the Borough/Board engineer.
8. Execution of an age-compliance affidavit that the units will be occupied by residents age 55 or older.
9. Compliance with the requirements of the Somerset County Planning Board, including entering into a developer's agreement for the Regional Center obligation, if applicable.
10. Compliance with the requirements of the Borough Fire official.
11. Where not otherwise set forth, compliance with the requirements of the Borough Engineer and Borough Planner.
12. Approval of drainage and retention facilities and calculations and lighting by the Borough/Board Engineer and Planner, as applicable.
13. Submission of an engineer's estimate within ninety (90) days of adoption of the resolution memorializing the approval.

14. Performance guarantees and inspection fees must be in place at the time of the preconstruction meeting, in accordance with applicable Borough ordinances.
15. Execution of a developer's agreement with the Borough Council confirming performance and inspection fees, conditions of Board approval and related items.
16. Applicant must comply with the requirements of the Raritan Borough Ordinances.
17. Any and all fees properly due and owing the Borough Planning Board for its hearings for the application must be paid.
18. Applicant must adhere to any and all rules, regulations, ordinances, requirements by the Municipal, County or State, as they pertain to the development which is being approved by virtue of this Resolution.

\_\_\_\_\_  
Thomas Granahan, Chairman  
Borough of Raritan Planning Board

Dated: \_\_\_\_\_

Proposed: \_\_\_\_\_

Seconded: \_\_\_\_\_

**RESOLUTION NO. \_\_\_\_\_  
BOROUGH OF RARITAN  
COUNTY OF SOMERSET  
STATE OF NEW JERSEY**

**RESOLUTION MEMORIALIZING GRANT OF REAR YARD SETBACK VARIANCE  
APPROVAL TO ATA DEVELOPERS, INC. IN CONNECTION WITH ITS  
WILLOW WALK ACTIVE ADULT COMMUNITY AT PROPERTY KNOWN  
AS BLOCK 34, LOTS 6, 7 & 14**

WHEREAS, ATA Developers, Inc., ("Applicant") applied to the Borough of Raritan Planning Board ("Board") for a setback variance to construct a sound wall /fence in connection with its plan to construct an age-restricted community to include apartments and single-family units, a clubhouse and pool and related site improvements on property known as Block 34, Lots 6, 7 & 14 on the Borough of Raritan tax maps ("the Property"); and,

WHEREAS, the Board conducted public hearings on the application on July 27, 2005, August 25, 2005 and September 28, 2005; and,

WHEREAS, the following individuals appeared in connection with the application: Robert Smith, Esq.; Larry Katz, Ph.D., environmental expert; Edward Potenta, noise expert; F. Mitchel Ardman, P.E., P.P., site engineer; William Feinberg, architect; John Chadwick, P.P., planner; Michael Sommer, Premier Homes, Applicant's representative; Harold Maltz, P.E., traffic engineer; and,

WHEREAS, all jurisdictional requirements have been met; and,

WHEREAS, the Board, having reviewed the plans, application and testimony presented on behalf of the Applicant, and having consulted with the Board's professionals and reviewed the reports of the Board's professionals, and having heard the questions and comments from the public, makes the following findings of fact and conclusions of law:

1. The Board has jurisdiction to hear this matter as it is part of the site plan application.

2. In connection with the construction of an age-restricted housing development at the Property, the Applicant proposes to erect a sound fence/wall along a portion of the Property's rear boundary along the New Jersey Transit railway line. During the site plan hearings, it was determined that a bulk variance would be required in connection with the erection of this fence/wall because it is considered a structure and will be located within the required rear yard setback.

3. John Chadwick, PP testified in support of the setback variance for the fence/wall. The project falls under a C-1 and C-2 variance. A C-1 variance is a classic hardship or unique circumstances variance, and there is no question that this is a unique setback requirement because moving the wall out of the setback would diminish its effectiveness. The C-2 variance

is a planning variance. To support such a variance, there must be a public benefit derived from the deviation of standards, and the public benefit must be greater than any detriments. As to detriments, the height of the wall is not a detriment as the wall is located along the train tracks. There is no issue of light or aesthetics presented by the wall as it is located next to the freight yard. As to positive aspects of the wall, it is clear that the wall is essential to the project, and that if the project goes forward, everyone will benefit. The project will eliminate an eyesore to the community.

4. As the wall itself could be unattractive, the Applicant will pay particular attention to the aesthetics of it. It is a barrier from the residents in the project and is designed to buffer noise in and outside of the units.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Raritan, County of Somerset, State of New Jersey, that the application of ATA Developers, Inc., for a rear yard setback variance to erect a sound fence/wall within a rear-yard setback in connection with its proposed age-restricted community on property known as Block 34, Lots 6, 7 & 14 on the Borough of Raritan tax maps is hereby approved, subject to the Applicant's express adherence to the following terms and conditions:

1. Submission to and approval by the Borough Engineer of detailed specifications of the wall, including absorptive materials.
2. Compliance with all conditions of approval set forth in the Resolution memorializing preliminary site plan approval granted on September 28, 2005.
3. Applicant must comply with the requirements of the Raritan Borough Ordinances.
4. Any and all fees properly due and owing the Borough Planning Board for its hearings for the application must be paid.
5. Applicant must adhere to any and all rules, regulations, ordinances, requirements by the Municipal, County or State, as they pertain to the development which is being approved by virtue of this Resolution.

\_\_\_\_\_  
Thomas Granahan, Chairman  
Borough of Raritan Planning Board

Dated: \_\_\_\_\_

Proposed: \_\_\_\_\_

Seconded: \_\_\_\_\_

---

## ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

---

(Submit separate checklist for each site or zone)

---

### General Description

Municipality/County: Raritan/Somerset

Project Name/Zoning Designation: IRD-4

Block(s) and Lot(s): Block 2, Lot 11

Total acreage: 3.86

Proposed density (units/gross acre): 13.5

Affordable Units Proposed: 10

Family: 10

Sale: \_\_\_\_\_

Rental: 10

Very low-income units: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Market-Rate Units Anticipated: 41

Non-Residential Development Anticipated (in square feet), if applicable: \_\_\_\_\_

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

### Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 1

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date inclusionary zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_



### **Information and Documentation Required with Petition**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☐ in lieu of submitting forms.)
- ☐ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

**A general description of the site or zone, including:**

- ☐ Name and address of owner
- ☐ Name and address of developer(s)
- ☐ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Previous zoning designation and date previous zoning was adopted
- ☐ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

*See Attached  
Zoning Language!*

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

*See Attached  
Zoning Language*

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas

- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

See attached sheets.

---



---



---



---

<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

**RARITAN BOROUGH MASTER  
PLAN  
HOUSING ELEMENT AND  
AFFORDABLE HOUSING PLAN**

September 20,  
2006

050333901

---

**Inclusory Residential District Four (IRD-4)**

**~ 42-xxx. IRD-4 Inclusory Residential District Four**

- A. An Inclusory Residential District (IRD-4) is hereby created on Block 2, Lot 11 (3.86 acres). The IRD-4 Zone will permit an inclusionary multifamily (garden apartments) and/or attached single-family (townhouse) residential development at a gross density of 13.5 units per acre and shall require a 20% set aside for affordable units. At 13.5 units per acre, this IRD-4 District will produce a maximum of 51 units, including 10 affordable units, which must be rental units. Lot 11 shall also serve as the recipient of funds generated by the Borough's development fee ordinance to the subsidize the construction of additional affordable units, over the required 20%, during construction or the subsidization of additional units after construction
- B. Permitted uses. Permitted principal uses shall be:
- (1) Garden apartments.
  - (2) Attached single-family townhouses.
  - (3) Public or private parks, recreation buildings and facilities.
  - (4) Public and private utilities.
- C. Permitted accessory uses and structures. Permitted accessory uses and structures shall be as follows:
- (1) Private garages and off-street parking facilities.
  - (2) Customary accessory uses and structures approved as part of the site plan for the development, including fences, walls, lampposts, trellises and other similar structures.
  - (3) Private swimming pools, pool clubhouses, tennis courts and other recreational facilities, for resident use.
  - (4) Signs.
  - (5) Detention basins and pump stations.
  - (6) Storage and maintenance buildings.

RARITAN BOROUGH MASTER  
PLAN  
HOUSING ELEMENT AND  
AFFORDABLE HOUSING PLAN  
September 20,  
2006

050333901

- (7) Patio areas.
- D. Permitted conditional uses. Permitted conditional uses shall be as follows:
- (1) Home occupations.
  - (2) Public utility facilities.
- E. Density. The gross density may not exceed 13.5 units per acre with the requirement that 20% of units be set aside for affordable rental housing, pursuant to the requirements of ~ 42-xxx
- F. Additional Affordable Units. Additional affordable units, over and above the 20% set-aside, shall be created either by monies collected from development fees or payments in lieu of construction under the provisions of the growth share ordinance. See the adopted Development Fee Ordinance and Spending Plan or Growth Share Ordinance for details. These units may be either rental or for sale units.
- G. Bulk requirements.
- (1) There shall be the following minimum distances between buildings:

<u>Part of Building</u>	<u>Minimum Distance (feet)</u>
Windowless wall to windowless wall	20
Window wall to windowless wall	25
Window wall to window wall:	
Front to front	40
Rear to rear	40
End to end or end to rear	30
Any building face to collector street curb	40

**RARITAN BOROUGH MASTER  
PLAN  
HOUSING ELEMENT AND  
AFFORDABLE HOUSING PLAN**

September 20,  
2006

050333901

---

Any front building face to noncollector curb face or edge of pavement	22
Any side or rear building face to any noncollector street curb	18
Any building face to common parking area, except garage	10
Garage face to common parking area	5

- (2) Minimum distance reduction. The Planning Board may reduce the above distances by not more than one-third ( $1/3$ ) if there is an angle of twenty degrees ( $20^\circ$ ) or more between buildings and if extensive landscaping or buffers are placed between buildings.
- (3) Coverage. The maximum coverage by buildings shall not exceed 30%. The maximum coverage by all impervious surfaces, including buildings and public and private roads, shall not exceed 65%.
- (4) Buffer areas. No building, deck, patio or part thereof, driveway or parking area shall be located within thirty (30) feet of any property boundary line.
- (5) Building height. No building shall contain more than three stories, nor shall any building exceed 45 feet in height.

**H. Design standards for garden apartments and townhouses.**

- (1) No building or group of attached buildings shall contain more than 20 garden apartment dwelling units or more than 12 townhouse units.
- (2) Townhouses shall have a minimum width of 18 feet per unit and shall have an offset of three feet between every two (2) units.
- (3) No garden apartment building shall exceed a length of 200 feet.
- (4) No room within a dwelling unit intended for human habitation shall be located in a cellar, basement or attic, except that a cellar or basement in a townhouse dwelling unit may contain a

---

**RARITAN BOROUGH MASTER  
PLAN  
HOUSING ELEMENT AND  
AFFORDABLE HOUSING PLAN**

September 20,  
2006

050333901

---

- family room or recreation room.
- (5) Townhouses and garden apartments within each cluster should be consistent in terms of architectural style and major design elements such as materials, windows, rooflines, roof designs, etc.
- (6) Accessory buildings shall meet the property line setbacks of the principal buildings.
- (7) Accessory buildings may have a maximum height of 16 feet, except that recreational buildings and facilities shall be governed by the height limitations for principal buildings.
- (8) Garages may be built into the principal structure or separately constructed to the following standards:
  - (a) Each garage space shall be at least 10 feet in width and 20 feet in depth.
  - (b) Each group of attached garages shall have a joint capacity of not more than 12 automobiles arranged in a row, and there shall be a minimum distance of 10 feet end-to-end between structures.
- (9) Exterior television antennas shall be limited to one master antenna per building.

I. Common open space and common elements.

- (1) A minimum of 20% of the land shall be designated for common open space and/or recreation. Up to 25% of the designated common open space may consist of natural or manmade water bodies. The common open space area shall include all common recreational facilities, landscaped open areas and buffer areas as required in Subsection H(4) above. The common open space shall exclude all private patios and yard areas.
- (2) All property owners and tenants in the development shall have the right to use the common open space and any recreational facilities located on the site.
- (3) All common open space and all common elements in the development shall be deeded to an open space organization

---

**RARITAN BOROUGH MASTER  
PLAN  
HOUSING ELEMENT AND  
AFFORDABLE HOUSING PLAN**

September 20,  
2006

050333901

---

established to own and maintain the common elements as provided by N.J.S.A. 40:55D-43. The open space organization documents shall be submitted to the Borough Attorney for review and approval.

**RARITAN BOROUGH MASTER  
PLAN  
HOUSING ELEMENT AND  
AFFORDABLE HOUSING PLAN**  
September 20,  
2006

050333901

---

## **Appendix I**

### **Site Information**

#### **1. Site Description:**

Block 2, Lot 11, containing 3.86 acres total and 3.5 acres buildable, owned by Ortho Pharmaceutical Corp, Route 202, Raritan NJ 08869  
Maps, including Area Map with wetlands and C1 waters, Borough Map with wetlands, soils, zoning, sewer information and SPPM (PA-1), following.  
Site is in the P-1, Office Building Zone, PA-1, and the Somerset County Regional Center. It abuts the Raritan Excel-Care Center, a nursing home facility to the east, a cemetery to the north across Route 28, single family residential to the west across Vanderveer Road and vacant land, also owned by Ortho to the south-west.

2. Environmental Information: As shown on the following maps, the rear point of the site bisects a "V" shaped wetlands. There are no steep slopes or floodplains on the site. Note that Borough GIS map includes wetland, floodplain and topographic information from State and Federal sources.
3. Utility Information: Sewage disposal is provided to the Borough by the Raritan Valley Sewer Authority via municipally owned transmission lines. The Borough-Wide Map shows the location of sewer lines, terminals and junction boxes. There is a junction box on Route 28 approximately 815' from the easterly boundary of the site. Currently there is capacity to service this site.

Water is supplied to the Borough by Elizabethtown Water Company. Water lines are available at or near the site; and there is capacity to service the proposed development.

4. Inclusionary Development Proposal: The site will be rezoned to IRD-4, as described in the text section 10.2. At 13.5 du/acre, the site will yield 51 units, including a minimum of 10 affordable units divided equally between low and moderate units. All units will be non-age restricted and the first 10 units shall be rentals.



---

## **SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

(Submit separate checklist for each site or project)

---

### **General Description**

Municipality/County: Raritan (Somerset)

Project or Program Name: Alternatives- 39 First Avenue

Date facility will be constructed or placed into service: \_\_\_\_\_

Type of facility: Supportive Shared Housing

For group homes, residential health care facilities and supportive shared housing:

Affordable bedrooms proposed: 4 Age-restricted affordable bedrooms: \_\_\_\_\_

For permanent supportive housing:

Affordable units proposed: \_\_\_\_\_ Age-restricted affordable units: \_\_\_\_\_

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date development approvals granted: \_\_\_\_\_

---

### **Information and Documentation Required with Petition or in Accordance with an**

#### **Implementation Schedule**

**Is the municipality providing an implementation schedule for this project/program.**

☐ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the  
implementations schedule.

☒ No. Continue with this checklist.

☐ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Name and address of developer
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

*Development is Already  
in place and information  
will be updated as part  
of CTM.*

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule and timetable for each step in the development process
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

**Information and Documentation Required Prior to Marketing the Completed Units or Facility**

- ☐ For units not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. 5:97-6.10(c)
- ☐ If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency (including validation of the number of bedrooms or units in which low- or moderate-income occupants reside)

**SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

**IMPLEMENTATION SCHEDULE**

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

*Already Exists.*

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Acquisition			
RFP Process			

Developer Selection			
Executed Agreement with provider, sponsor or developer			
Development Approvals			
Contractor Selection			
Building Permits			
Construction			
Occupancy			

### Supportive/Special Needs Narrative Section

---



---



---



---

<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

---

## **SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

(Submit separate checklist for each site or project)

---

### **General Description**

Municipality/County: Raritan (Somerset)

Project or Program Name: Alternatives- 41 Thompson Avenue

Date facility will be constructed or placed into service: \_\_\_\_\_

Type of facility: Supportive Shared Housing

For group homes, residential health care facilities and supportive shared housing:

Affordable bedrooms proposed: 5 Age-restricted affordable bedrooms: \_\_\_\_\_

For permanent supportive housing:

Affordable units proposed: \_\_\_\_\_ Age-restricted affordable units: \_\_\_\_\_

### **Bonuses, if applicable:**

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date development approvals granted: \_\_\_\_\_

---

---

### **Information and Documentation Required with Petition or in Accordance with an Implementation Schedule**

**Is the municipality providing an implementation schedule for this project/program.**

- ☐ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the  
implementations schedule.
- ☐ No. Continue with this checklist.

☐ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Name and address of developer
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

*Development is Already  
in place & information  
will be updated as part of  
CTM.*

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

☐ Based on the above, a quantification of buildable and non-buildable acreage

☐ Pro-forma statement for the project

☐ RFP or Developer's Agreement

☐ Construction schedule and timetable for each step in the development process

☐ Documentation of funding sources

☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

**Information and Documentation Required Prior to Marketing the Completed Units or Facility**

☐ For units not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. 5:97-6.10(c)

☐ If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency (including validation of the number of bedrooms or units in which low- or moderate-income occupants reside)

**SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

**IMPLEMENTATION SCHEDULE**

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

*Already Exists.*

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Acquisition			
RFP Process			

Developer Selection			
Executed Agreement with provider, sponsor or developer			
Development Approvals			
Contractor Selection			
Building Permits			
Construction			
Occupancy			

### Supportive/Special Needs Narrative Section

---



---



---



---

<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.



---

## **SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

(Submit separate checklist for each site or project)

---

### **General Description**

Municipality/County: Raritan (Somerset)

Project or Program Name: Community Options

Date facility will be constructed or placed into service: \_\_\_\_\_

Type of facility: Supportive Shared Housing

For group homes, residential health care facilities and supportive shared housing:

Affordable bedrooms proposed: 3 Age-restricted affordable bedrooms: \_\_\_\_\_

For permanent supportive housing:

Affordable units proposed: \_\_\_\_\_ Age-restricted affordable units: \_\_\_\_\_

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date development approvals granted: \_\_\_\_\_

---

---

### **Information and Documentation Required with Petition or in Accordance with an**

#### **Implementation Schedule**

**Is the municipality providing an implementation schedule for this project/program.**

- ☐ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the  
implementations schedule.
- ☒ No. Continue with this checklist.

☐ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Name and address of developer
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

*Development Already  
Exists, information  
will be updated  
as part of CTM.*

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule and timetable for each step in the development process
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

**Information and Documentation Required Prior to Marketing the Completed Units or Facility**

- ☐ For units not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. 5:97-6.10(c)
- ☐ If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency (including validation of the number of bedrooms or units in which low- or moderate-income occupants reside)

**SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

**IMPLEMENTATION SCHEDULE**

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

*Already exists.*

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Acquisition			
RFP Process			

Developer Selection			
Executed Agreement with provider, sponsor or developer			
Development Approvals			
Contractor Selection			
Building Permits			
Construction			
Occupancy			

### Supportive/Special Needs Narrative Section

---



---



---



---

<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

---

## **REHABILITATION PROGRAM (N.J.A.C. 5:97-6.2)**

---

### **General Description**

Municipality/County: Raritan/Somerset

Program Name: Somerset County

Number of proposed units to be rehabilitated: 33

---

### **Information and Documentation Required with Petition**

- ☐ Determination of Rehabilitation Share
- ☒ Accept number in N.J.A.C. 5:97 – Appendix B; **OR**
- ☐ Exterior Housing Survey conducted by the municipality
- ☐ Information regarding the rehabilitation program on forms provided by the Council. (If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☐ Documentation demonstrating the source(s) of funding
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Schedule illustrating how the rehabilitation share will be addressed within the period of substantive certification

### **Information and Documentation Required Prior to Substantive Certification**

- ☒ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted rehabilitation operating manual that includes a description of the program procedures and administration including a copy of sample deed restriction and/or lien.
- ☐ Affirmative Marketing Plan for the re-rental of rehabilitated rental units, in accordance with UHAC

---

### **Rehabilitation Narrative Section**

The Borough has been participating in on-going rehabilitation through the Somerset County Community Development Block Grant program and will continue to do so.

---

---

---

---